

SETBACK DISTANCE CHART

Feature of Potential Impact	Setback Distance (feet)	
	Septic Tank	Disposal Trench, Bed, or Seepage Pit
Building (1)	10	10
Property line shared with adjoining land not served by a common drinking water system or an existing well (2)	50	50
All other property lines.	5	5
Water supply well (public or private)	100	100
Perennial or intermittent stream (3)	100	100
Lake or reservoir (4)	100	100
Drinking water intake from a surface water source (includes an open water body, downgrade spring or a well tapping streamside saturated alluvium).	200	200
Drainage easement or wash with drainage area more than five acres (5)	50	50
Water main or branch water line.	10	10
Domestic service water line (6)	5	5
Downslope cut banks and culvert or roadway ditches (7)	15	15
Driveway (8)	5	5
Swimming pool (9)	5	5
Easement (except drainage easement)	5	5

Notes:

- (1) Includes porches, decks, and steps (covered or uncovered), breezeways, roofed patios, carports, covered walks and driveways, and similar structures and appurtenances.
- (2) A common drinking water system is a system that currently serves or is under legal obligation to serve the property and may include a drinking water utility, a well sharing agreement, or other viable water supply agreement. A setback may be reduced to a minimum of five feet from the property line if:
 - a. The owners of any affected undeveloped adjacent properties agree by an appropriate written document to limit the location of any new well on their property to at least 100 feet from the proposed septic tank and primary and reserve disposal field areas; and
 - b. The arrangements and documentation are approved by the Department.
- (3) Measured from the limit of peak streamflow from a 10-year, 24-hour rainfall event.
- (4) Measured from the high water line from a 10-year, 24-hour rainfall event at the lake or reservoir.
- (5) Measured from the nearest edge of the defined natural channel bank or drainage easement whichever is less. A setback may be reduced to 25 feet if natural or constructed erosion protection is approved by the appropriate flood plain administrator.
- (6) The water line separation from sewer lines shall be as follows:
 - a. A water line crossing a sewer line at an angle of 45 to 90 degrees shall be one foot above the sewer line.
 - b. A water line crossing a sewer line at an angle of less than 45 degrees is not allowed.
 - c. A water line that is one to three feet from a sewer line but does not cross the sewer line shall be one foot above the sewer line and may be on a bench in the same trench or in a separate trench.
 - d. A water line that is less than one foot from a sewer line but does not cross the sewer line is not allowed.
- (7) Measured to the top of the cut bank or ditch or to the nearest sidewall of the culvert. The setback to a disposal trench, bed, or seepage pit is 15 feet or four times the elevation difference between the finished grade of the disposal trench, bed, or seepage pit and the elevation at the cut bank bottom, ditch bottom, or culvert invert, whichever is greater, up to 50 feet.
- (8) Measured to the nearest edge of septic tank excavation. A properly reinforced septic tank and cover may be placed at any location relative to a driveway if access openings, risers, and covers carry the design load and are protected from inflow.
- (9) A setback may be increased due to soil loading and stability concerns.